Provincial Agricultural Land Commission

ANNUAL REPORT

2013/14

June 30, 2014

Agricultural Land Commission
133–4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 31, 2014

Honourable Norm Letnick
Minister of Agriculture
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister:

I respectfully submit the Annual Report for the Provincial Agricultural Land Commission for the period April 1, 2013 to March 31, 2014.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Richard Bullock, Chair

Published by the Provincial Agricultural Land Commission

133 – 4940 CANADA WAY
BURNABY, BC
V5G 4K6

http://www.alc.gov.bc.ca

Message from the Chair

Fiscal 2013/14 was another year of continued work for the Agricultural Land Commission (ALC) with a focus on meeting the recommendations of the Auditor General's 2010 audit as well as our strategic direction of becoming more pro-active.

Work on Agricultural Land Reserve (ALR) boundary reviews continued and completion of the initial Elk Valley review in the Regional District of East Kootenay was an important step in moving forward with this work. The ALC completed an audit of its delegation agreement with the Regional District of Fraser-Fort George and updated its agreement with the Oil and Gas Commission.

The ALC's ongoing work to enhance its technology capacity via development of an online application process, a new website and data capture - scanning of historical applications was a major focus for staff.

Significant steps were taken related to staffing including hiring to fill vacant and temporary planning and policy, compliance and enforcement and GIS positions. A new staffing structure was enabled which is designed to provide more effective service by focusing the staff secretariat operations on pro-active planning, policy development functions and stakeholder engagement.

During the year, the ALC increased its outreach to stakeholders, particularly local governments, to communicate ALC initiatives and to seek feedback via presentations and participation in a number of workshops and meetings.

The ALC recognizes that agriculture is a major contributor to the provincial economy and plays an important role in maintaining rural communities and lifestyles, sustaining our population's demand for safe fresh local food and for providing the world with high quality agricultural products. The ALR establishes the foundation for the business of agriculture and the ALC is committed to contributing to growing BC's agricultural economy. As an organization charged with recognizing the value of agriculture and administering the ALR, the ALC remains committed to taking steps to deliver and improve on its mandate to preserve agricultural land, encourage farming on agricultural land in collaboration with other communities of interest and encourage all levels of government in British Columbia to enable and accommodate farm uses of agricultural land and uses of land compatible with agriculture in their plans, bylaws and policies.

2013/14 ALC Annual Report
Table of Contents

1. The Organization	**1**
Mission and Purpose	1
ALC – An Administrative Tribunals	2
The Board	3
Commission Office	4
2. Panel Operations	**5**
Panel Regions	6
Panel Statistics	7
3. Compliance and Enforcement	**20**
4. Planning and Operational Policy	**21**
5. Delegation Agreements	**22**
6. Auditor General Report Update	**23**
7. Transitional Funding Projects	**24**
8. ALR Boundary Reviews	**25**
9. Mapping, GIS and Data Management	**26**
10. ALR Statistics Summary	**27**
2013/14 Cumulative Statistics	27
Table 1: Area Included and Excluded from the ALR by Calendar Year	30
Table 2: Area Included and Excluded from the ALR by Regional District by Fiscal Year	31
Table 3: Inclusion and Exclusion from the ALR by Regional District 2013/14	32
11. Financial Report	**33**
12. Contact Information	**34**

Mission and Purpose

The ALC is the provincial agency responsible for administering the ALR, a provincial land use zone for agriculture. The purposes of the ALC as set out in legislation are:

(a) to preserve agricultural land;

(b) to encourage farming on agricultural land in collaboration with other communities of interest; and

(c) to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The *Agricultural Land Commission Act* (*ALC Act*) sets out processes for the inclusion or exclusion of land to and from the ALR and for non-farm use and subdivision of land within the ALR. The *ALC Act* is supported by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Regulation 171/2002), which provides procedures for applications and defines permitted land uses and subdivisions within the ALR.

As an administrative tribunal acting pursuant to the *ALC Act* and the *Administrative Tribunals Act*, the ALC considers each application on its individual merits through a fair and transparent review process.

The work of the ALC is carried out by a body of appointed Commissioners. The appointed Commissioners are the Board of Directors of the ALC which is supported by 21 professional staff.

ALC - An Administrative Tribunal

The ALC is an independent quasi-judicial tribunal established under the *ALC Act*. As an administrative tribunal, the ALC functions at arm's length from government and exercises its role in a nonpartisan and impartial manner.

Appointments to the ALC are by Order-in-Council and in the case of the ALC, some members are appointed by Ministerial Order. Candidates for appointment are chosen for their knowledge in matters related to agriculture, land use planning, local government and first nations government as set out in s. 5(1) of the *ALC Act*.

The ALC performs a wide range of functions, including adjudication/decision-making, research and recommendations, policy research and development, hearing of appeals.

Sections 1 to 10 of the *Administrative Tribunals Act* apply to the ALC.

The Board

The ALC is administered by a government-appointed Commission consisting of a Chair, Vice-Chairs and members who represent six geographic regions that reflect the varied geography and agricultural areas of the province. Commissioners are appointed from the regions and are selected for their relevant backgrounds and expertise.

All members form the provincial body of the ALC which undertakes:

- Strategic and business planning;
- Policy development;
- Consideration of issues of province-wide importance;
- Meetings with applicants, individuals, local governments, farm organizations and other government representatives.

Board Members (April 1, 2013 - March 31, 2014)	
Richard Bullock - *Kelowna* (Chair)	
Denise Dowswell, *Vanderhoof (exp Dec 2013)*	Jerry Thibeault, *Cranbrook*
Gordon Gillette, *Williams Lake*	Jim Collins, *Fort St. John (exp Jan 2014)*
Hubert Miles, *Vernon*	Jennifer Dyson, *Port Alberni*
Jim Johnson, *Cherryville*	Sylvia Pranger, *Kent (exp Jan 2014)*
Lucille Dempsey, *Kamloops*	

Commission Office

The business of the Commission is carried out through four functional areas.

1. **Land Use Planning and Application Processing**: Staff research and administer all applications submitted pursuant to the *ALC Act* and regulation. In addition, they also review plans and bylaws of local governments and other agencies to ensure that the ALR is properly identified and that the policies support and encourage the objectives of the *ALC Act* and Regulations.
2. **Compliance and Enforcement**: The ALC has a legislative mandate to ensure activities in the ALR are consistent with the *ALC Act*, regulations and orders of the ALC.
3. **Strategic Planning and Corporate Policy**: Staff actively participates with Commissioners in developing strategies, plans and policies to achieve its mandate. Staff also participates in planning and policy initiatives of other ministries, agencies and local governments.
4. **Administration and Information Systems**: The previous three functions are supported by an administration, records management and information systems unit.

Executive	Policy and Special Projects	Compliance and Enforcement
Brian Underhill, Deputy Chief Executive Officer Colin Fry, Chief Tribunal Officer	Shaundehl Runka	Ron MacLeod Thomas Loo

Regional Planners	Land Use Planners	Mapping and GIS	Administrative Support
Roger Cheetham Martin Collins Tony Pellett	Gordon Bednard Jennifer Carson Elizabeth Sutton Ron Wallace Eamonn Watson Lindsay McCoubrey Reed Bailey	Craig Phillips Gabriel Hazaparu Kathryn Lambert	Myra Duggan Carol Bignell

Auxiliary Staff	
Judson Young	

Panel Operations

The Commission operates with Panels that include members from the regions where they are making application decisions. Panels are responsible for:

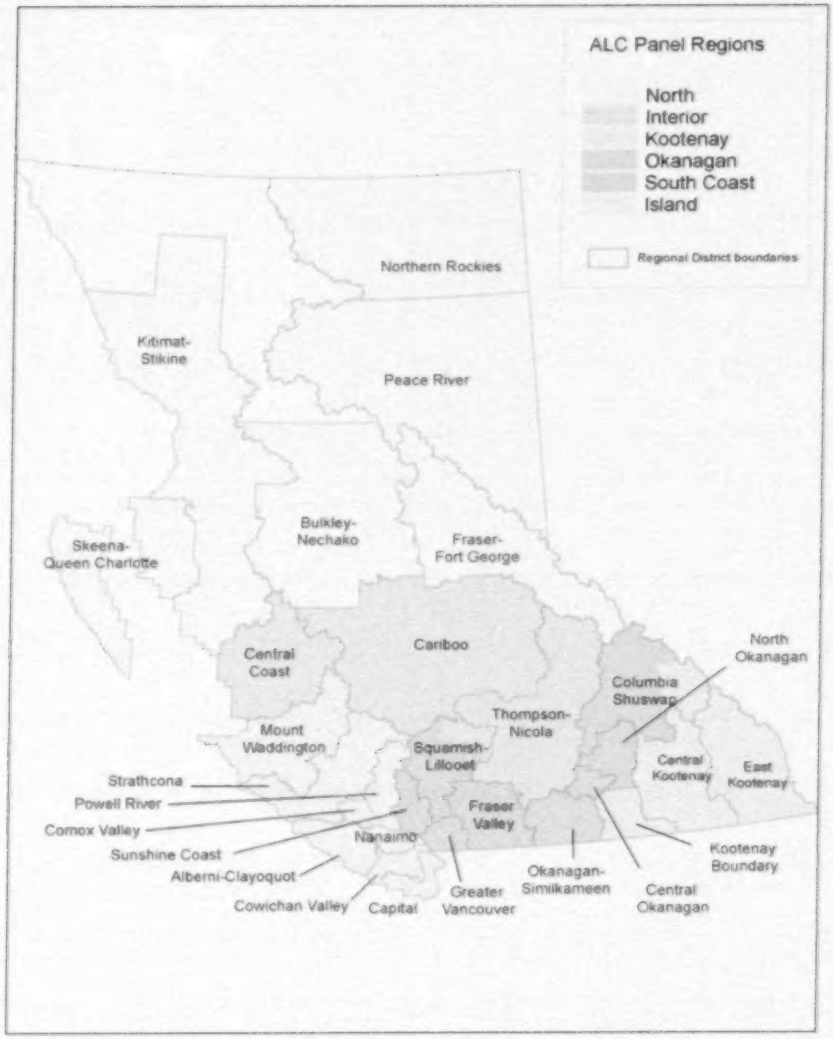
- Decisions on applications;
- Plan and bylaw reviews;
- Field inspections; and
- Meeting with individuals, local governments, farm organizations and other government representatives.

Panels have the powers, duties and functions of the Commission in respect of all matters allocated by the Chair. Decisions of a Panel are final and cannot be appealed to the Board of Directors.

Commission Panels met 17 days in fiscal year 2013/14.

Island Panel Responsible for the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts and the Islands Trust.	**South Coastal Panel** Responsible for the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.
Okanagan Panel Responsible for the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.	**Kootenay Panel** Responsible for the Central Kootenay, East Kootenay and Kootenay-Boundary and portion of Columbia Shuswap (Golden area only) Regional Districts.
Interior Panel Responsible for the Cariboo, Central Coast and Thompson-Nicola, portion Squamish-Lillooet (Lillooet area only) Regional Districts.	**North Panel** Responsible for the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River and Skeena-Queen Charlotte Regional Districts and the Northern Rockies Regional Municipality.

Panel Regions



Interior Panel

The Interior Panel region extends from the Central Coast (Bella Coola Valley) to the community of Chase at the western end of Shuswap Lakes, encompassing cattle ranching in the Cariboo and Thompson-Nicola Regional Districts. The region is dominated by BC's interior plateau and characterized by dry grasslands and forested parklands. The region includes the Central Coast, Cariboo, Squamish-Lillooet (Lillooet area only) and Thompson-Nicola Regional Districts.

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
4	3	14	10	5

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	16	0
Exclusion Area	6	7	2	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	16	4	12	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	16	4	12	0	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	2	0	0	2	0
Completed Condition	0	0	0	0	0
Conditional Approval	7	2	0	5	0
Total	9	2	0	7	0

Plans and Bylaws Reviewed

CATEGORY	INTERIOR PANEL	NUMBER
Official Community Plans *Including OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	Cariboo • Quesnel Fringe OCP • Village of Cache Creek OCP Thompson Nicola Regional District • Cherry Creek – Savona OCP	3
Implementing Bylaws	Columbia Shuswap Regional District • Electoral Area B Zoning Bylaw	1
TOTAL		4

Island Panel

The Island Panel region encompasses Vancouver Island, most of the Gulf Islands and a number of coastal mainland areas that are part of Regional Districts headquartered on Vancouver Island or are more readily accessed from the Island than from mainland centers. The region includes the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts.

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
10	6	18	19	3

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	31	0	5	0
Exclusion Area	16	11	7	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	5	0	2	0	3
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	5	0	2	0	3

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	7	0	0	7	0
Completed Condition	0	0	0	0	0
Conditional Approval	11	3	3	0	5
Total	18	3	3	7	5

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	Comox Valley • Comox Valley Regional District OCP – Agriculture Policy Review Nanaimo • City of Parksville OCP Capital • Otter Point OCP	3
Implementing Bylaws	Cowichan Valley • Cowichan Valley Zoning and Land Use Bylaw- CV Station Sahtlam & Glenora Electoral Area "E"	1
TOTAL		4

Kootenay Panel

The Kootenay Panel region encompasses the southeasterly portion of BC extending from the BC/Alberta border in the east to the Grand Forks and Kootenay Boundary area in the west. The region includes the Central Kootenay, East Kootenay and Kootenay Boundary Regional Districts and a portion of the Columbia Shuswap Regional District (Golden area only).

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
7	2	12	36	1

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	56	0	686	0
Exclusion Area	11	11	1554**	0

**Please refer to Page 25 for details on the "Elk Valley ALR Boundary Review" exclusion area. Review Area 1.

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	686	0	0	686	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	686	0	0	686	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	1554	0	1548	6	0
Completed Condition	0	0	0	0	0
Conditional Approval	11	0	11	0	0
Total	1565	0	1559	6	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans	East Kootenay • Wasa and Area OCP • Village of Radium OCP • Wilmer/Dry Gultch OCP (amended to the Steamboat Jubilee OCP)	3
Implementing Bylaws	East Kootenay • Electoral Area "E" Zoning and Floodplain Management Bylaw • District of Elkford Zoning Bylaw 737 Central Kootenay • Electoral Area "B" Comprehensive Bylaw No 2316 Kootenay Boundary • Electoral Area "A" Zoning Bylaw No 1460	4
Boundary Adjustments	East Kootenay • ALR Boundary Review Elk Valley/EKRD	1
Delegation Agreement Review/Audit	East Kootenay • East Kootenay Delegation Agreement	1
Boundary Extensions	Kootenay Boundary • City of Trail Boundary Extension (Columbia Gardens)	1
TOTAL		10

North Panel

The North Panel region encompasses north east, north central and north west BC, from Prince George, north east and west. The region includes the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Peace River and Skeena-Queen Charlotte Regional Districts and the Northern Rockies Regional Municipality.

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
19	7	43	62	8

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	81	340	0
Exclusion Area	67	185	248	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	340	0	0	340	0
Completed Condition	0	0	0	0	0
Conditional Approval	81	0	0	81	0
Total	421	0	0	421	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	248	11	4	233	0
Completed Condition	0	0	0	0	0
Conditional Approval	185	43	2	140	0
Total	433	54	6	373	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Delegation Agreement Review/Audit	• Fraser Fort George Delegation Review • Peace River Regional District Delegation Agreement Discussions	2
TOTAL		2

Okanagan Panel

The Okanagan Panel region encompasses the Okanagan and Similkameen Valleys, the Columbia Shuswap and Princeton areas. The region includes the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
15	6	26	28	5

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	48	0	52	0
Exclusion Area	205	17	97	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	52	0	25	27	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	52	0	25	27	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	97	1	6	90	0
Completed Condition	0	0	0	0	0
Conditional Approval	17	5	4	8	0
Total	114	6	10	98	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans *Including OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	Okanagan Similkameen • District of Summerland Growth Strategy North Okanagan • City of Vernon OCP • Electoral Area B and C OCP	3
Implementing Bylaws	Okanagan Similkameen • Town of Oliver Zoning Bylaw	1
TOTAL		4

South Coast Panel

The South Coast Panel region encompasses the lower mainland region of BC from Hope and environs to the Fraser River delta and north to the Sunshine Coast and the Squamish River and Pemberton valleys. The region includes the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.

April 1, 2013 - March 31, 2014

Number of Applications Decided by Component (All Decision Types)

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
15	3	32	14	20

Hectares Included and Excluded

	REFUSED	APPROVED		
		Conditional	Final	Completed Conditions
Inclusion Area	0	0	7	0
Exclusion Area	26	38	18	0

Hectares Included Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	7	5	2	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	0	0	0	0	0
Total	7	5	2	0	0

Hectares Excluded Agriculture Capability All Approval Types (Conditional, Final & Completed)

	TOTAL	PRIME	MIXED	SECONDARY	UNCLASSED
Final Decided	18	13	5	0	0
Completed Condition	0	0	0	0	0
Conditional Approval	38	35	3	0	0
Total	56	48	8	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/ Official Community Plans	Fraser Valley • Chilliwack OCP • FVRD Regional Growth Strategy • Kent OCP Metro Vancouver • MV Regional Context Statement, Coquitlam • MV Regional Context Statement, Delta • MV Regional Context Statement, Langley City • MV Regional Context Statement, Langley Township • MV Regional Context Statement, Maple Ridge • MV Regional Context Statement, Surrey	9
Implementing Bylaws	Fraser Valley • Kent Zoning Bylaw Metro Vancouver • Delta Zoning for Cogeneration Facilities Sunshine Coast • Sunshine Coast Zoning Bylaw	3
Transportation Plans	Metro Vancouver • Coquitlam/Port Coquitlam Connector Roads Planning • Roberts Bank Rail Corridor Project Planning • South Fraser Perimeter Road Implementation • Tsawwassen First Nation Road Network	4
Parks and Recreation Plans	Metro Vancouver • Experience the Fraser updating • Richmond Garden City Lands Plan	2
Agriculture Plans	Sunshine Coast • Sunshine Coast Agricultural Plan	1

Other Land Use Plans	Fraser Valley • Abbotsford Industrial Site Repurposing (Auto Mall) Metro Vancouver • Albion Flats Drainage Planning • Forensic Psychiatric Hospital Agriculture Planning • Langley Township Aldergrove Plan • Langley Township Harmonization Planning • Pitt Meadows Water Purification Facilities Siting Squamish Lillooet • Pemberton Recreational Centre Planning	7
TOTAL		26

Compliance and Enforcement

The Compliance and Enforcement division carries out site inspections, investigations and enforcement actions throughout the ALR in British Columbia. During the year the division has reached out to its local government partners to work collaboratively to respond to inquiries and address issues pertaining to the ALR within their communities. The Commission continues to utilize it counterparts at the provincial level to assist in inspections in the more expansive areas of the province.

Statistics

April 2013 to March 2014 Activities of the Compliance and Enforcement Division

Inquiries	Site Inspections	Voluntary Correction of Non-compliance	Warnings Issued	Enforcement Actions Initiated	Stop Work Orders Issued	Ongoing Investigations
774	130	42	44	14	8	159

Planning and Operational Policy

The ALC continued to work closely with local governments on their land use planning activities as reflected in the list of planning activities for each region.

Policy work focused on anaerobic digesters and associated nutrient management planning, composting and processing of urban organic green waste in the ALR, winery lounges and medical marihuana.

Delegation Agreements

Delegation is the authorization by the ALC to a local government or an authority to act on its behalf to make use and subdivision decisions in the ALR under s. 26 of the *ALC Act*.

Delegation involves a primary statutory body entrusted by the legislature with the exercise of a statutory power, conferring upon another decision maker (the "Delegate") the power to make certain decisions under the statute. As such, the decision of the Delegate is treated as if it were the decision of the original decision maker. To enter into a delegation, a body such as the ALC must have confidence that the proposed delegate is ready, willing and able to carry out the statutory mandate conferred under the enabling statute. This confidence means ensuring the proposed delegate understands and is prepared to ensure complete compliance with the statutory processes and purposes of the *ALC Act*.

Local Governments

1. Regional District of Fraser-Fort George
    - In the 2013/14 the Regional District made eight decisions under the delegated decision-making authority.

2. Regional District of East Kootenay
    - In the 2013/14 the Regional District made two decisions under the delegated decision-making authority.

Oil and Gas Commission

- In 2013/14 a total of 256 oil and gas activities on ALR lands were exempted from making an application pursuant to the delegation agreement based on reporting and reclamation conditions. The OGC received 94 Schedule "B" post reclamation reports where ALR lands were no longer needed for oil and gas use. The OGC Commissioner did not make any decisions on *ALC Act* applications. Seventy-three inspections were carried out.

Auditor General Report Update

The ALC continues to work on meeting the recommendations set out by the Auditor General's Office in its 2010 review of the organization. Much of the work linked to the transitional projects noted below is driven by the recommendations. To see the ALC's October 2013 follow-up/self assessment please go to http://www.bcauditor.com/pubs/2010/report5/audit-agricultural-land-commission.

Transitional Funding Projects

Historical File Scanning and Data Entry Project

The digitizing process of the ALC's paper files from the start of the ALR in 1973 until 1995 continued this fiscal year. Three temporary staff worked throughout the year to vet, sort, collate and scan the files. This component of the project was completed in March 2014. In all, 32,398 files from 1,923 boxes, spanning 22 years and covering 29 regional districts were vetted and scanned. The data entry phase, including mapping, is the final step and is ongoing and will take approximately 1 to 2 years.

Online Application Tracking System (OATS)

The OATS data model was amended to support the application Portal functionality as a result of usability testing. Improvements to the data reports and reporting capabilities were made and a number of bugs were fixed.

Website

As part of improving public access to information, the ALC has been working on a new website. The website will include more information about the application process, the role of the ALC as an administrative tribunal, the online application Portal and associated instructions. The website will enable access to information about historical applications and eventually a mapping function.

In 2013 the ALC hired a consulting firm to assist with website design. After consultation with staff and stakeholders, a mockup of the website and templates were completed. Construction of the website is underway and staff are reviewing existing and new content with a view to launch the new website in Fall 2014.

Online Application Portal

The consultant also assisted with the application Portal design and stakeholder usability testing. Initial design of the Portal was amended based on input from a sample of users representing local government staff, applicants, agents, ALC staff and Commissioners. A mock up of the Portal was completed. Construction is the next step and launch is planned for Fall 2014.

Benefits of the online application Portal for applicants and local governments include user friendly format, guidance through the application process and automated application status updates. The public will be able to view applications throughout the application process thereby improving transparency. Benefits to the ALC and local government staff of an online application form will be less staff time handling applications, data from the online forms will be directly entered into the ALC database which will help prioritize applications and provide for consistent information related to each application.

ALR Boundary Reviews

East Kootenays: The ALC will conduct five individual boundary review projects in the Regional District of East Kootenay (RDEK) and for simplicity, the review areas have been broken down according to Electoral Areas. Multiple reviews have been running concurrently throughout the life of the project and are described in detail below. The order of the review projects is as follows:

Review Area 1: Electoral Area A (Elk Valley) – Following preliminary research completed in 2012, members of the ALC travelled to Cranbrook in March 2013 to meet with RDEK staff to solicit feedback on the identified areas of interest for a boundary review in the Elk Valley. ALC staff returned to Cranbrook in May 2014 to host a series of three stakeholder meetings with: Provincial Government Ministries, RDEK Electoral Area Directors and select agricultural stakeholders to inform them of the ALC's boundary review projects in the East Kootenays. In June 2013, ALC and Ministry of Agriculture staff conducted fieldwork in the Elk Valley by visually assessing the areas of interest and then returned in August 2013 for a second round of fieldwork to assess specific areas of interest. Also in August 2013, a public hearing was held in Fernie where the public had an opportunity to express their views and ask questions as they pertain to the Elk Valley Review. In September 2013, the ALC mailed letters to all landowners whose property was identified in the Elk Valley Review and then in November 2013, a second letter was sent to all private landowners whose land was identified for inclusion into the ALR. The project was completed and a resolution outlining the ALC decisions was passed on January 22, 2014**Review Area 2: Electoral Area B** – Specific areas of interest have been identified and were viewed by ALC staff in summer 2013. A public hearing i. The public hearing is planned to take place in Fall 2014.

Review Area 3: Electoral Area E – Specific areas of interest have been identified and were viewed by ALC staff in spring 2014. The Commission has confirmed the land to be reviewed and will hold a public hearing in Fall 2014.

Review Area 4: Electoral Area C – Specific areas of interest have been identified and will be viewed by ALC staff in fall 2014 with the public hearing to occur in early 2015.

Review Area 5: Electoral Areas F/G – Areas of interest are currently being identified by ALC staff.

The ALC will continue to work in tandem with the RDEK and local governments in an effort to complete all five reviews in 2015.

Central & Northern BC: As resources are diverted away from processing non-farm use and subdivision applications, ALC staff will devote additional time to conducting boundary review projects throughout northern and central BC..
ALC representatives have met with Peace River Regional District (PRRD) staff on several occasions as part of its ongoing collaboration in reviewing the PRRD's planning initiatives as a precursor to exploring potential ALR boundary review(s).

ALC representatives plan to meet in June 2014 with the Regional District of Kitimat-Stikine, Regional District of Bulkley-Nechako, Regional District of Fraser-Fort George and the District of Vanderhoof for preliminary discussions regarding boundary reviews in these jurisdictions.

Mapping, GIS and Data Management

The mapping/GIS staff continue to work with contractors on linking the Online Application Tracking System (OATS) database to the ALC spatial information system.

The mapping/GIS staff also continue to work with contractors on the interactive self-help Portal that will enable users to access data, historical file information and to spatially search for applications.

The digital layer of application history continues to undergo quality assurance, with approx 30% of work being complete.

Mapping/GIS staff continue their involvement in ALR boundary reviews compiling data and creating maps that assist land use planners in identifying lands for review, information for stakeholder consultations and public engagement which ultimately will assist commissioners in the decision-making process.

Mapping/GIS staff started working on the 'ALR Usable Land' GIS analysis which will identify areas currently in the ALR that are not available for farming/agriculture activities such as water bodies, major roads, provincial parks, etc.) to calculate the areal impact to the ALR.

CUMULATIVE PANEL STATISTICS – Apr 1, 2013-Mar 31, 2014

Number of Applications Decided by Component Type (Includes All Types of Decisions)

PANEL REGION	EXCLUSION	INCLUSION	NON FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
Interior	4	3	14	10	5
Island	10	6	18	19	3
Kootenay	7	2	12	36	1
North	19	7	43	62	8
Okanagan	15	6	26	28	5
South Coast	15	3	32	14	20
TOTAL	**70**	**27**	**145**	**168**	**42**

Hectares Included and Excluded and Net Change - Outright, Conditional Approved and Completed Conditions*

PANEL REGION	INCLUSION		EXCLUSION		NET CHANGE
	APPROVED	REFUSED	APPROVED	REFUSED	
Interior	16	0	9	7	+7
Island	5	31	18	16	-13
Kootenay	686	66	1565**	11	-879
North	421	0	433	67	-12
Okanagan	52	48	114	205	-62
South Coast	7	0	56	26	-49
TOTAL	**1187**	**135**	**2195**	**331**	**-1008**

* This table includes applications the ALC approved without conditions, approved with conditions and previous approvals where conditions were finalized during 2013/14.
**Please refer to Page 25 for details on the "Elk Valley ALR Boundary Review" exclusion area. Review Area 1.

Approved Area Included and Excluded and Net Change 2013/14 (Hectares)*

PANEL REGION	INCLUSION	EXCLUSION	NET CHANGE
	APPROVED	APPROVED	
Interior	16	2	+14
Island	5	7	-2
Kootenay	686	1554**	-868
North	340	248	+92
Okanagan	52	97	-46
South Coast	7	18	-11
TOTAL	**1105**	**1926**	**-821**

* This table includes applications the ALC approved without conditions (Outright Approvals).
**Please refer to Page 25 for details on the "Elk Valley ALR Boundary Review" exclusion area. Review Area 1.

Conditionally Approved Area Included and Excluded 2013/14 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION
	APPROVED	APPROVED
Interior	0	7
Island	0	11
Kootenay	0	11
North	81	185
Okanagan	0	17
South Coast	0	38
TOTAL	**81**	**269**

Note: No change to the ALR until all conditions related to the approval are completed

Agriculture Capability of Areas Approved for Inclusion in the ALR 2013/14 (Hectares)
(Includes All Types of Decisions)

PANEL REGION	Area Included	Prime	Mixed	Secondary	Unclassed
Interior	16	4	12	0	0
Island	5	0	2	0	3
Kootenay	686	0	0	686	0
North	421	0	0	421	0
Okanagan	52	0	25	27	0
South Coast	7	5	2	0	0
TOTAL	**1187**	**9**	**41**	**1134**	**3**

Agriculture Capability of Area Approved for Exclusion from the ALR 2013/14 (Hectares)
(Includes All Types of Decisions)

PANEL REGION	Area Excluded	Prime	Mixed	Secondary	Unclassed
Interior	9	2	0	7	0
Island	18	3	3	7	5
Kootenay	1565	0	1559	6	0
North	433	54	6	373	0
Okanagan	114	6	10	98	0
South Coast	56	48	8	0	0
TOTAL	**2195**	**113**	**1586**	**491**	**5**

Plans and Bylaws Reviewed Summary 2013/14

	INTERIOR	ISLAND	KOOTENAY	NORTH	OKANAGAN	SOUTH COAST
Growth Strategies/Official Community Plans	3	3	3		3	9
Implementing Bylaws	1	1	4		1	3
Transportation Plans						4
Agriculture Area Plans						1
Parks and Recreation Plans						2
Other Land Use Plans			1			7
Covenants						
ALR Boundary Reviews			1			
Delegation Agreements			1	2		
TOTAL	**4**	**4**	**10**	**2**	**4**	**26**

New Applications Received Previous Five Years

	2009/10	2010/11	2011/12	2012/13	2013/14
Number of Applications Received	591	540	448	447	476

This table reflects only new applications received by the Commission. It does not reflect workload as the following work is not accounted for: application reconsiderations, land use planning, notices of intent for placement of fill and soil removal and compliance and enforcement issues.

Table 1: Area Included & Excluded Calendar Year

YEAR	INCLUSIONS	EXCLUSIONS	NET FIGURE	CURRENT ALR
At Designation				4,717,519
1974	0	628	-628	4,716,891
1975	2,561	3,193	-632	4,716,259
1976	517	2,365	-1,848	4,714,411
1977	4,300	18,924	-14,624	4,699,787
1978	19,141	10,524	8,617	4,708,403
1979	3,252	9,758	-6,507	4,701,897
1980	242	6,131	-5,889	4,696,008
1981	1,275	16,474	-15,199	4,680,809
1982	3,634	6,212	-2,578	4,678,231
1983	6,233	4,228	2,005	4,680,235
1984	7,545	5,047	2,498	4,682,733
1985	19,440	9,229	10,211	4,692,944
1986	1,807	4,662	-2,855	4,690,089
1987	5,152	2,868	2,283	4,692,373
1988	6,714	1,238	5,476	4,697,848
1989	947	1,180	-233	4,697,615
1990	10,680	2,195	8,485	4,706,100
1991	768	2,075	-1,306	4,704,794
1992	3	1,081	-1,078	4,703,716
1993	5,843	823	5,020	4,708,736
1994	2,877	1,642	1,235	4,709,971
1995	1,095	1,171	-75	4,709,896
1996	1,868	1,574	294	4,710,190
1997	869	5,252	-4,383	4,705,808
1998	678	2,861	-2,184	4,703,624
1999	1,961	1,864	97	4,703,721
2000	23,204	5,797	17,407	4,721,127
2001	973	553	420	4,721,548
2002	41,792	1,530	40,262	4,761,809
2003	428	746	-318	4,761,491
2004	1,559	1,497	62	4,761,553
2005	1,670	2,241	-572	4,760,981
2006	977	531	446	4,761,428
2007	1,263	1,628	-365	4,761,063
2008	801	1,457	-655	4,760,408
2009	1,385	2,172	-787	4,759,620
2010	658	555	103	4,759,723
2011	682	632	50	4,759,773
2012	250	5	-244	4,760,018
2013	102	191	-89	4,759,928
Total	185,042	142,543	+42,499	4,759,928

Note: (1) All figures between 1974 and 2008 include both final decided and conditionally approved decisions.
(2) Figures from 2009 forward include only Final Approved and Completed Conditions Decisions.
(3) All figures are cumulative and in hectares.
(4) Total current ALR may also reflect mapping error amendments, road and waterway changes.
(5) ALR area at designation is based on manual mapping method (Dot Matrix or electronic planimeter 1974).

Table 2: Area Included & Excluded by Regional District by Fiscal Year

REGIONAL DISTRICT	AREA AT DESIGNATION see note (5) below	GIS ALR AREA* APRIL 1, 2014
Alberni- Clayoquot	7,935	7,775
Bulkley-Nechako	297,611	373,395
Capital	19,595	16,399
Cariboo	925,506	936,207
Central Coast	4,453	4,624
Central Kootenay	71,539	63,118
Central Okanagan	33,077	27,241
Columbia Shuswap	67,409	54,564
Comox Valley	24,249	23,434
Cowichan Valley	21,984	19,018
East Kootenay	272,510	265,524
Fraser-Fort George	349,636	71,725
Fraser Valley	76,803	390,823
Kitimat-Stikine	64,170	60,929
Kootenay Boundary	55,061	65,988
Metro Vancouver	66,839	54,144
Mount Waddington	1,741	2,027
Nanaimo	21,053	18,726
North Okanagan	70,283	68,886
Northern Rockies	45,554	84,017
Okanagan-Similkameen	86,478	1,288,820
Peace River	1,453,434	9,698
Powell River	14,130	43,196
Skeena-Queen Charlotte	43,887	25,408
Squamish-Lillooet	27,126	19,130
Strathcona	20,478	3,983
Sunshine Coast	6,275	574,345
Thompson-Nicola	568,705	7,775
Total	**4,717,519**	**4,573,143**

(1) Totals may not add up due to rounding of figures.

(2) Column 2 ALR area at designation is based on manual method (Dot Matrix or electronic planimeter 1974).

(3) Column 3 GIS ALR Area is calculated using digital mapping technology

*** Note: Difference between Column 2 and 3 may not indicate actual change in ALR area since designation due to the difference in manual and digital ALR area calculations**

Table 3: Inclusions & Exclusion from the ALR by Regional District 2013/14

REGIONAL DISTRICT	INCLUSIONS (hectares)	EXCLUSIONS (hectares)
Alberni Clayoquot		
Bulkley Nechako		
Capital		
Cariboo	7	2
Central Coast		
Central Kootenay		
Central Okanagan		55
Columbia Shuswap		29
Comox Valley		
Cowichan Valley	4	
East Kootenay	686	1554
Fraser Fort George	96	
Fraser Valley	2	11
Metro Vancouver	1	5
Kitimat Stikine		
Kootenay Boundary		
Mount Waddington		
Nanaimo	1	7
North Okanagan	41	
Northern Rockies		4
Okanagan Similkameen	10	13
Peace River	244	244
Powell River		
Skeena-Queen Charlotte		
Squamish Lillooet	4	2
Strathcona		
Sunshine Coast		
Thompson Nicola	9	
Total	1105	1926

Note: (1) Final approved and completed conditions decisions (no conditional approvals).

2013/14 Financial Report

DESCRIPTION	2013/14 BASE BUDGET April 1, 2013	2013/14 ACTUAL SPENT March 31, 2014
SALARIES	1,583,000	1,228,468
BENEFITS	378,000	293,799
COMMISSION	410,000	343,018
STAFF TRAVEL	70,000	64,187
PROFFESIONAL SERVICES CONTRACTS	50,000	61,637
LEGAL CONTRACTS	140,000	178,164
INFORMATION SYSTEMS	220,000	508,436
OFFICE SUPPLIES & BUSSINESS EXPENSE	30,000	80,688
STATUTORY ADVERTISING	5,000	1,092
UTILITIES & MATERIALS	6,000	6,097
VEHICLES	10,000	28,033
AMMORTIZATION	1,000	18,555
BUILDING OCCUPANCY CHARGE	1,000	944
OTHER EXPENSES	5,000	0
RECOVERIES	-4,000	0
TOTAL BUDGET	2,905,000	2,813,118 (91,882)

Agricultural Land Commission Contact Information

#133 - 4940 Canada Way
Burnaby, BC V5G 4K6

Phone 604-660-7000

Fax 604-660-7033

www.alc.gov.bc.ca